

Construction Documents (CD) Compliance with Mitigation Measure (MM) 3.2.5

1. MM requires: Study of options to minimize the number of attachments necessary to connect banner signage to the building exterior if any banner signage is proposed.

CD compliance: Banner signage was previously considered only for the south elevation and is no longer being considered.

2. MM requires: Study on feasibility of heating and cooling the high volume auditorium space.

CD compliance: Study resulted in decision to build a new wall in balcony, set behind the leading balcony edge and running east-west to encapsulate most of the balcony and the mezzanine lobby and eliminate need to heat and cool space in these areas. HVAC and other mechanical equipment will be located in the area north of the new balcony wall, as well as in the new mezzanine (inserted in the stage fly tower), and in the former restrooms in northeast and northwest corners of the mezzanine lobby. The decision to use these spaces for equipment suits the tenant's needs because it does not intrude into the sales floor; it is also preferable because it minimally disturbs historic fabric.

3. MM requires: Evaluation of a range of options for treatment of the high volume auditorium space between balcony edge and stage based on specific tenant needs, with the goal of exposing the volume of the space and decorative ceiling and walls to the maximum extent feasible. In addition, cleaning of attic space between the historic ceiling and auditorium roof shall be studied; treatment of this issue may factor into ability to expose all or certain portions of historic ceiling.

CD compliance: Evaluations resulted in exposure of the high volume space between the balcony and stage (including ceiling and walls above 9-feet), which will be fully visible from the sales floor. The new wall built north of the balcony edge will curve to follow existing seating and will encapsulate most of the area above the balcony (between gridlines D and E, sheet A-5.1). This area and the mezzanine lobby will not be publicly accessible and will be used for storage of historic features and mechanical equipment as necessary. Primary access will be provided by a new exterior access ladder and platform at the west elevation.

4. MM requires: Study of a range of options for treatment of the new wall to emphasize the stage space. It may be painted in tromp l'oeil fashion to mimic a partially drawn-up stage curtain or will be otherwise finished in to emphasize the stage area.

CD compliance: Options for treatment of the wall surface are not identified in the construction documents. Chattel's Secretary's Standards Conformance Review report recommends construction documents be revised to describe treatment of the wall surface.

5. MM requires: Study of a range of options for treatment of coffered balcony underside, evaluated based on specific tenant needs. A suspended grid system incorporating light fixtures without acoustical ceiling tiles (exposing the underside of the balcony) shall be considered.

CD compliance: Balcony underside is fully exposed and lighting has been incorporated into freestanding retail display units, or, gondolas, eliminating need for a suspended grid system.

6. MM requires: Further consideration on the retention rather than removal of the existing fire escape stair on the east elevation.

CD compliance: Retention of the existing east elevation fire escape stair was studied, however, it was determined that due to tenant preference this feature shall be removed. At the west elevation, the existing fire escape stair will be removed and replaced with an access ladder and platform providing a single, secure point of entry to the balcony level.

7. MM requires: Selection of paint color choices for the building exterior based on tenant needs and recommendations provided by the qualified architectural historian identified in MM 3.2.1 (Chattel).

CD compliance: Chattel located historic photographs showing the building originally painted off-white and recommended off-white as the appropriate exterior paint color (off-white is identified in construction documents finish schedule).